



**CITY OF NEW HAVEN
BOARD OF ALDERS**

October 1, 2025

Honorable Tyisha Walker-Myers
President, Board of Alders City of New Haven
165 Church Street, 2nd Floor
City of New Haven, CT 06510

Dear President Walker-Myers,

We submit the attached ordinance amendment for a text and map amendment to the New Haven Zoning Ordinance. This text and map amendment will establish a Downtown for All Overlay District, which will provide the potential for affordable housing development and increase density in Downtown New Haven.

To further the goals of the Board of Alders Legislative Agenda, the Downtown for All Overlay District will:

- Expand access to affordable housing;
- Grow the City's tax base to support City services and a lower mill rate;
- Create good jobs through new construction and at local businesses;
- Improve public safety by increasing foot traffic; and
- Reduce local emissions by helping more residents live closer to jobs, school, shops, and public transit.

The Downtown for All Overlay District will accomplish these goals by increasing the diversity of housing that can be built in Downtown New Haven. The Overlay District includes two overlay zones: the Downtown for All Inner Core and the Downtown for All Outer Core. Changes in the Inner Core will allow buildings with a larger maximum Floor Area Ratio (FAR) of 12.0, a lower minimum Gross Floor Area per unit ratio (GFA) of 400 sq. ft., a lower amenity space requirement, and more flexibility for rooming and boarding houses. All of these changes will also apply in the Outer Core, except that the maximum FAR in the Outer Core will be 6.0. Developments that include hotel uses will continue to have a maximum FAR of 6.0 throughout the Downtown for All Overlay District.

Importantly, the City's Inclusionary Zoning Ordinance will apply on top of the Downtown for All Overlay District to require 15% affordable housing (alongside applicable density bonuses) in new housing developments in most of the Inner Core and Outer Core zones.

In addition to making our City more affordable, the creation of the Downtown for All Overlay District will grow New Haven's tax base by expanding the potential for mixed-use development, which will bring



in additional tax revenue. This revenue can be reinvested in our City services and to lower the mill rate for all New Haven residents.

The establishment of the Downtown for All Overlay District will also create good jobs in New Haven. The new zoning will allow for increased construction in Downtown, creating construction jobs, and an increased residential population in Downtown will support local businesses and their workers.

The Downtown for All Overlay District will also support public safety in Downtown because with empty lots filled in and new residents in the neighborhood, there will be more foot traffic to keep Downtown streets feeling full and safe.

Additionally, the Downtown for All Overlay District will help our City lower greenhouse gas emissions and local air pollution by making it possible for more residents to live closer to their jobs, schools, shops, and public transit. These residents will save money on transportation and also reduce their pollution impact.

This legislation has been developed in partnership with the City of New Haven City Plan Department, and we are grateful for their assistance. Through this work, we have ensured that the proposed Downtown for All Overlay District is aligned with both the City of New Haven's Vision 2025 and Vision 2034 Comprehensive Plans.

Thank you for your consideration.

Sincerely,



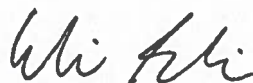
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Alder, Ward 1



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